



Colliers



FOOD LION



FAMILY DOLLAR



For Lease

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12917 Jefferson Avenue | Newport News, VA 23608

Richneck Shopping Center | Near Newport News-Williamsburg Int'l Airport

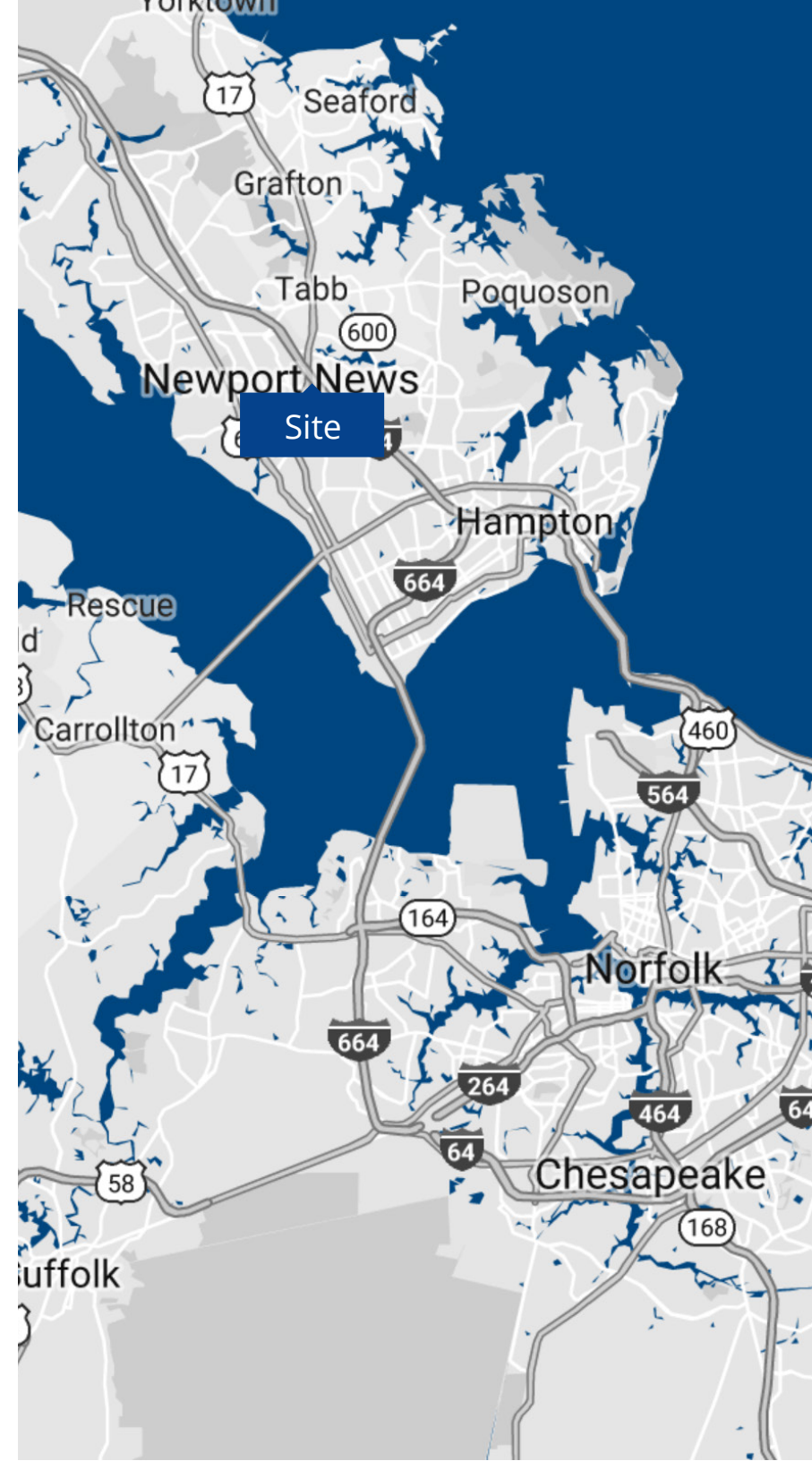
Richneck Shopping Center is a 63,945 SF neighborhood shopping center anchored by well-performing Food Lion and Family Dollar stores. Richneck Shopping Center is conveniently located along Jefferson Avenue, the dominant retail corridor in the trade area with traffic counts of 37,000 vehicles per day. It features a signalized entrance and several points of ingress/egress. It also includes ample parking and pylon signage availability.

Accelerating success.

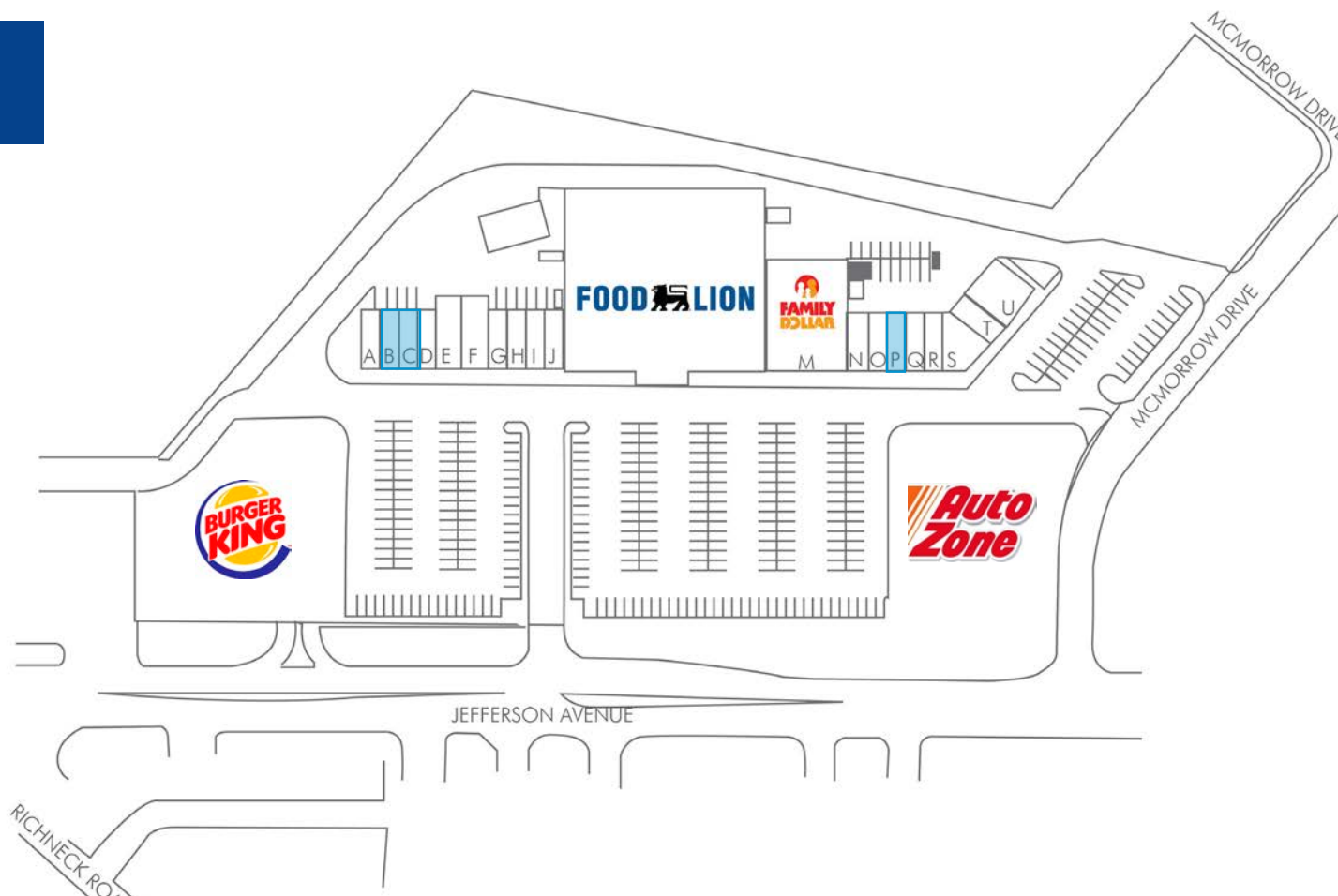
Property Summary

Address:	12917 Jefferson Avenue, Newport News, Virginia 23608
Shopping Center Size:	63,945 SF
Available Unit Sizes:	1,020 - 2,040 SF
Anchors:	Food Lion, Family Dollar
Asking Rent:	\$16.00 PSF
CAM, Taxes & Insurance:	Estimated to be \$3.47 PSF
Zoning:	C-1
Ingress/Egress:	Signalized access on Jefferson Avenue., as well as two additional points of ingress/egress on Richneck Road and McMorrow Drive.
Traffic Counts:	37,000 VPD

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	12,321	70,381	122,689
Daytime Population	9,931	60,310	111,432
Average HH Income	\$64,382	\$61,107	\$70,574



Site Plan



Suite	Tenant	Space Size
A	Massage Studio	1,200 SF
B-C	Available	2,040 SF
D	Reyna Agency	1,020 SF
E	Florist	1,875 SF
F	La Rosa Nails	1,875 SF
G	Metro by T-Mobile	1,020 SF
H	Tobacco & Vape	1,020 SF
I	In the Zone Barber Shop	1,020 SF
J	Ace Cash Express	1,020 SF

Suite	Tenant	Space Size
K-L	Food Lion	33,000 SF
M	Family Dollar	8,470 SF
N	Ladybee Swiss Lace	1,200 SF
O	Chiropractor	1,020 SF
P	Available	1,020 SF
Q	Ubeggo Ventures	1,020 SF
R	Esty African Hair Braiding	1,020 SF
S	First Wok	1,835 SF
T-U	Dog Wash & Statewide Laundromat	3,270 SF

Aerial View



Aerial View



Jefferson Avenue

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